| 018.0 | 0007 | 0010.0 | 1 of 1 | Residential | | Total Card / Total Parcel |
|---|---|---|---|---|---|---|
| Map | Block | Lot | CARD | ARLINGTON | APPRAISED: | 849,500 / 849,500 |
| | | | | | USE VALUE: | 849,500 / 849,500 |
| | | | | | ASSESSED: | 849,500 / 849,500 |

## PROPERTY LOCATION

| No | Alt No | Direction/Street/City |
|---|---|---|
| 24 | | CHESWICK RD, ARLINGTON |

## OWNERSHIP

Unit #:

| | |
|---|---|
| Owner 1: | FROST JAMES A & TIMOTHEA RS |
| Owner 2: | |
| Owner 3: | |
| Street 1: | 24 CHESWICK ROAD |
| Street 2: | |
| Twn/City: | ARLINGTON |
| St/Prov: | MA Cntry: Own Occ: Y |
| Postal: | 02474 Type: |

## PREVIOUS OWNER

| | |
|---|---|
| Owner 1: | |
| Owner 2: | |
| Street 1: | |
| Twn/City: | |
| St/Prov: | Cntry: |
| Postal: | |

## NARRATIVE DESCRIPTION

This parcel contains 6,564 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1941, having primarily Clapboard Exterior and 1686 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 6 Rooms, and 3 Bdrms.

## OTHER ASSESSMENTS

| Code | Descrip/No | Amount | Com. Int |
|---|---|---|---|
| | | | |

## PROPERTY FACTORS

| Item | Code | Description | % | Item | Code | Description |
|---|---|---|---|---|---|---|
| Z | R1 | SINGLE FA | 100 | water | | |
| o | | | | Sewer | | |
| n | | | | Electri | | |
| Census: | | | | Exmpt | | |
| Flood Haz: | | | | | | |
| D | | | | Topo | 1 | Level |
| s | | | | Street | | |
| t | | | | Gas: | | |

## IN PROCESS APPRAISAL SUMMARY

| Use Code | Land Size | Building Value | Yard Items | Land Value | Total Value |
|---|---|---|---|---|---|
| 101 | 6564.000 | 325,100 | | 524,400 | 849,500 |
| Total Card | 0.151 | 325,100 | | 524,400 | 849,500 |
| Total Parcel | 0.151 | 325,100 | | 524,400 | 849,500 |

Source: Market Adj Cost | Total Value per SQ unit /Card: 503.86 | /Parcel: 503.8

**Legal Description**

**User Acct** 13256

**GIS Ref**

**GIS Ref**

**Insp Date** 11/02/17

Entered Lot Size

Total Land:

Land Unit Type:

## PREVIOUS ASSESSMENT

**Parcel ID** 018.0-0007-0010.0

!1573!

| Tax Yr | Use | Cat | Bldg Value | Yrd Items | Land Size | Land Value | Total Value | Asses'd Value | Notes | Date |
|---|---|---|---|---|---|---|---|---|---|---|
| 2020 | 101 | FV | 325,200 | 0 | 6,564. | 524,400 | 849,600 | 849,600 | Year End Roll | 12/18/2019 |
| 2019 | 101 | FV | 248,200 | 0 | 6,564. | 678,600 | 926,800 | 926,800 | Year End Roll | 1/3/2019 |
| 2018 | 101 | FV | 248,200 | 0 | 6,564. | 431,800 | 680,000 | 680,000 | Year End Roll | 12/20/2017 |
| 2017 | 101 | FV | 248,200 | 0 | 6,564. | 394,800 | 643,000 | 643,000 | Year End Roll | 1/3/2017 |
| 2016 | 101 | FV | 248,200 | 0 | 6,564. | 320,800 | 569,000 | 569,000 | Year End | 1/4/2016 |
| 2015 | 101 | FV | 242,400 | 0 | 6,564. | 320,800 | 563,200 | 563,200 | Year End Roll | 12/11/2014 |
| 2014 | 101 | FV | 242,400 | 0 | 6,564. | 292,400 | 534,800 | 534,800 | Year End Roll | 12/16/2013 |
| 2013 | 101 | FV | 242,400 | 0 | 6,564. | 278,200 | 520,600 | 520,600 | | 12/13/2012 |

**PRINT**

| Date | Time |
|---|---|
| 12/10/20 | 17:09:08 |

**LAST REV**

| Date | Time |
|---|---|
| 01/23/18 | 15:02:56 |

apro

## SALES INFORMATION

**TAX DISTRICT**

**PAT ACCT.** 1573

| Grantor | Legal Ref | Type | Date | Sale Code | Sale Price | V | Tst | Verif | Notes |
|---|---|---|---|---|---|---|---|---|---|
| ZARTARAIAN ROBE | 1219-120 | | 3/30/2000 | | 449,000 | No | No | | |
| ZARTARIAN ROBER | 1090-68 | | 1/6/1992 | | 1 | No | No | | A |

## USER DEFINED

| | |
|---|---|
| Prior Id # 1: | 13256 |
| Prior Id # 2: | |
| Prior Id # 3: | |
| Prior Id # 1: | |
| Prior Id # 2: | |
| Prior Id # 3: | |
| Prior Id # 1: | |
| Prior Id # 2: | |
| Prior Id # 3: | |
| ASR Map: | |
| Fact Dist: | |
| Reval Dist: | |
| Year: | |
| LandReason: | |
| BldReason: | |
| CivilDistrict: | |
| Ratio: | |

## BUILDING PERMITS

| Date | Number | Descrip | Amount | C/O | Last Visit | Fed Code | F. Descrip | Comment |
|---|---|---|---|---|---|---|---|---|
| 4/7/2015 | 295 | Solar Pa | 17,000 | | | | | Install 26 solar p |
| 11/6/2008 | 1405 | Redo Kit | 14,500 | | | | | |
| 4/16/2004 | 251 | Renovate | 8,000 | | | | | REPLACE WINDOWS/RE |

## ACTIVITY INFORMATION

| Date | Result | By | Name |
|---|---|---|---|
| 11/2/2017 | MEAS&NOTICE | BS | Barbara S |
| 5/27/2015 | Permit Insp | PC | PHIL C |
| 2/9/2009 | Meas/Inspect | 294 | PATRIOT |
| 10/6/1999 | Mailer Sent | | |
| 10/6/1999 | Measured | 243 | PATRIOT |
| 8/23/1993 | | AJS | |

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

## LAND SECTION (First 7 lines only)

| Use Code | Description | LUC Fact | No of Units | Depth / PriceUnits | Unit Type | Land Type | LT Factor | Base Value | Unit Price | Adj | Neigh | Neigh Influ | Neigh Mod | Infl 1 | % | Infl 2 | % | Infl 3 | % | Appraised Value | Alt Class | % | Spec Land | J Code | Fact | Use Value | Notes |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 101 | One Family | | 6564 | | Sq. Ft. | Site | | 0 | 85. | 0.94 | 2 | | | | | | | | | 524,380 | | | | | | 524,400 | |

Total AC/HA: 0.15069 | Total SF/SM: 6564 | Parcel LUC: 101 One Family | Prime NB Desc: KEL/MANOR | Total: 524,380 | Spl Credit | Total: 524,400

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

## EXTERIOR INFORMATION

| | | | |
|---|---|---|---|
| Type: | 6 - Colonial | | |
| Sty Ht: | 2 - 2 Story | | |
| (Liv) Units: | 1 | Total: | 1 |
| Foundation: | 2 - Conc. Block | | |
| Frame: | 1 - Wood | | |
| Prime Wall: | 2 - Clapboard | | |
| Sec Wall: | | | % |
| Roof Struct: | 1 - Gable | | |
| Roof Cover: | 1 - Asphalt Shgl | | |
| Color: | LT. PURPLE | | |
| View / Desir: | k - Kelwyn Manor | | |

## GENERAL INFORMATION

| | | | |
|---|---|---|---|
| Grade: | C - Average | | |
| Year Blt: | 1941 | Eff Yr Blt: | |
| Alt LUC: | | Alt %: | |
| Jurisdict: | G10 | Fact: | . |
| Const Mod: | | | |
| Lump Sum Adj: | | | |

## INTERIOR INFORMATION

| | | | |
|---|---|---|---|
| Avg Ht/FL: | STD | | |
| Prim Int Wall | 2 - Plaster | | |
| Sec Int Wall: | | | % |
| Partition: | T - Typical | | |
| Prim Floors: | 3 - Hardwood | | |
| Sec Floors: | | | % |
| Bsmnt Flr: | 12 - Concrete | | |
| Subfloor: | | | |
| Bsmnt Gar: | | | |
| Electric: | 3 - Typical | | |
| Insulation: | 2 - Typical | | |
| Int vs Ext: | S | | |
| Heat Fuel: | 2 - Gas | | |
| Heat Type: | 1 - Forced H/Air | | |
| # Heat Sys: | 1 | | |
| % Heated: | 100 | % AC: | 100 |
| Solar HW: | Yes | Central Vac: | NO |
| % Com Wall | | % Sprinkled: | |

## BATH FEATURES

| | | | |
|---|---|---|---|
| Full Bath | 1 | Rating: | Good |
| A Bath: | | Rating: | |
| 3/4 Bath: | | Rating: | |
| A 3QBth | | Rating: | |
| 1/2 Bath: | 1 | Rating: | Good |
| A HBth: | | Rating: | |
| OthrFix: | | Rating: | |

## OTHER FEATURES

| | | | |
|---|---|---|---|
| Kits: | 1 | Rating: | Good |
| A Kits: | | Rating: | |
| Frpl: | 2 | Rating: | Good |
| WSFlue: | | Rating: | |

## CONDO INFORMATION

| | |
|---|---|
| Location: | |
| Total Units: | |
| Floor: | |
| % Own: | |
| Name: | |

## DEPRECIATION

| | | | |
|---|---|---|---|
| Phys Cond: | GD - Good | 18. | % |
| Functional: | | | % |
| Economic: | | | % |
| Special: | | | % |
| Override: | | | % |
| | Total: | 18.6 | % |

## CALC SUMMARY

| | |
|---|---|
| Basic $ / SQ: | 125.00 |
| Size Adj.: | 1.27277577 |
| Const Adj.: | 0.98990101 |
| Adj $ / SQ: | 157.490 |
| Other Features: | 92610 |
| Grade Factor: | 1.00 |
| NBHD Inf: | 1.00000000 |
| NBHD Mod: | |
| LUC Factor: | 1.00 |
| Adj Total: | 399411 |
| Depreciation: | 74291 |
| Depreciated Total: | 325121 |

## COMMENTS

PDAS.

## RESIDENTIAL GRID

| | | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 1st Res Grid | Desc: | Line 1 | | | | | | | # Units: | 1 | | |
| Level | FY | LR | DR | D | K | FR | RR | BR | FB | HB | L | O |
| Other | | | | | | | | | | | | |
| Upper | | | | | | | | | | | | |
| Lvl 2 | | | | | | | | | | | | |
| Lvl 1 | | | | | | | | | | | | |
| Lower | | | | | | | | | | | | |
| Totals | RMs: | 6 | | BRs: | 3 | | Baths: | 1 | | HB | 1 | |

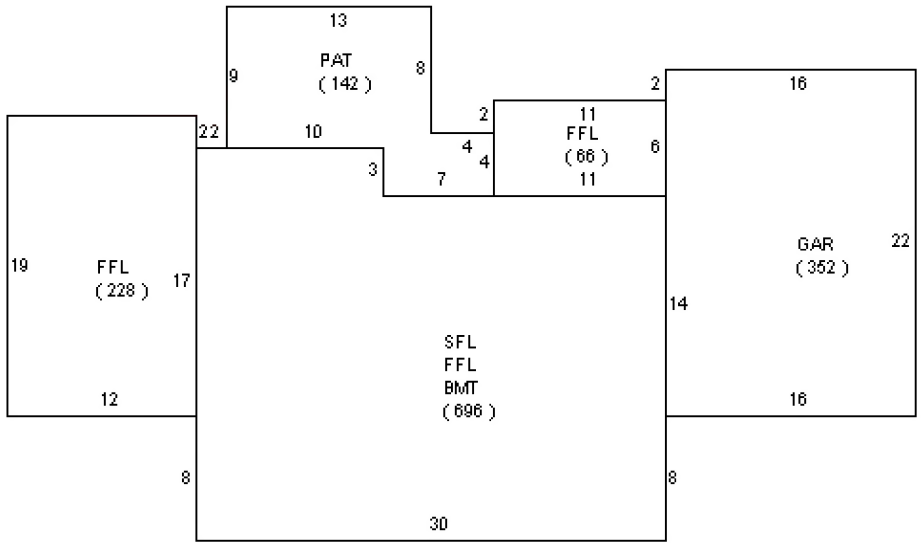
## REMODELING

| | |
|---|---|
| Exterior: | |
| Interior: | |
| Additions: | |
| Kitchen: | |
| Baths: | |
| Plumbing: | |
| Electric: | |
| Heating: | |
| General: | |

## RES BREAKDOWN

| No Unit | RMS | BRS | FL |
|---|---|---|---|
| 1 | 6 | 3 | |
| Totals | | | |
| 1 | 6 | 3 | |

## SKETCH




## COMPARABLE SALES

| Rate | Parcel ID | Typ | Date | Sale Price |
|---|---|---|---|---|
| | | | | |

| | | | |
|---|---|---|---|
| WtAv$/SQ: | | AvRate: | Ind.Val |
| Juris. Factor: | 1.00 | Before Depr: | 157.49 |
| Special Features: | 0 | Val/Su Net: | 113.04 |
| Final Total: | 325100 | Val/Su SzAd | 192.82 |

## SUB AREA

| Code | Description | Area - SQ | Rate - AV | Undepr Value |
|---|---|---|---|---|
| FFL | First Floor | 990 | 157.490 | 155,915 |
| BMT | Basement | 696 | 47.250 | 32,884 |
| SFL | Second Floor | 696 | 157.490 | 109,613 |
| GAR | Garage | 352 | 21.880 | 7,701 |
| PAT | Patio | 142 | 4.840 | 687 |

| | | | | | |
|---|---|---|---|---|---|
| Net Sketched Area: | 2,876 | | | Total: | 306,800 |
| Size Ad | 1686 | Gross Are | 2876 | FinArea | 1686 |

## SUB AREA DETAIL

| Sub Area | % Usbl | Descrip | % Type | Qu | # Ten |
|---|---|---|---|---|---|
| | | | | | |

## IMAGE

AssessPro Patriot Properties, Inc

## MOBILE HOME

| Make: | | Model: | | Serial #: | | Year: | | Color: | |
|---|---|---|---|---|---|---|---|---|---|

## PARCEL ID

018.0-0007-0010.0

## SPEC FEATURES/YARD ITEMS

| Code | Description | A | Y/S | Qty | Size/Dim | Qual | Con | Year | Unit Price | D/S | Dep | LUC | Fact | NB Fa | Appr Value | JCod | JFact | Juris. Value |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | | | | | | | | | | | | | |

| | | | | | |
|---|---|---|---|---|---|
| More: | N | Total Yard Items: | | Total Special Featues: | | Total: | |
|---|---|---|---|---|---|---|---|